

## RECORD OF PROCEEDINGS

February 19, 2015

6:00 PM

New Albany Village Hall

99 West Main Street, New Albany, OH

### I. *Call to Order*

Meeting opened at approximately 6:04 pm at New Albany Village Hall with the following members present: Kimberly Burton, Dave Paul, Kasey Kist, Dean Swartz, Meera Parthasarathy, Don Ballard, Mike Chappelle and Ron Lachey. Dean Swartz chaired the meeting. Staff members present were Stephen Mayer, City of New Albany; Ben Collins, Plain Township; and Christine Leed and Jackie Yeoman; City of Columbus.

### II. *Organization*

Ms. Leed introduced Dave Paul who has been newly appointed to represent Columbus.

### III. *Record of Proceedings*

Mr. Ballard made a motion for approval of January 15, 2015 minutes, seconded by Ms. Parthasarathy. Motion passed.

### IV. *Old Business*

#### A. *Application Reviews*

**5074 E. Dublin-Granville Road (Z14-044) – Northeast and Northwest corners of the SR 161 and Hamilton Rd intersection:** *Review and Input regarding two multifamily developments.*

#### NE SR 161/Hamilton (subarea D)

<i>Acreage:</i>	<i>44.4 acres</i>
<i>Current Zoning:</i>	<i>CPD, LR</i>
<i>RFBA District:</i>	<i>Commercial, Multi-Family</i>
<i>Proposed Use/Zoning:</i>	<i>Multifamily, L-ARLD</i>

#### NW SR 161/Hamilton (subarea E)

<i>Acreage:</i>	<i>14.2 acres</i>
<i>Current Zoning:</i>	<i>CPD, LC4</i>
<i>RFBA District:</i>	<i>Commercial, Multi-Family</i>
<i>Proposed Use:</i>	<i>Multifamily, L-ARLD</i>

<i>Applicant(s):</i>	<i>DNC Hamilton Crossing, LLC</i>
<i>Property Owner(s):</i>	<i>TCCI Acquisitions, LLC, et al.</i>

Staff Presentation. Ms. Leed presented a report on the proposal. Staff comments include:  
NE Corner SR 161/Hamilton (Subarea D):

- Consider 4 story buildings for the SR 161 frontage to allow for greater open space.
- Additional detail/color elevations are needed to better evaluate the architectural elements of the buildings generally.
- Describe/illustrate the exposure of the buildings that face the southwest corner of the site (buildings east and northeast of the pond and clubhouse) and SR161.

- Staff would like to see a text commitment to keep the storm water retention away from the preservation areas.

NW Corner SR 161/Hamilton (Subarea E):

- Consider 3 story buildings for the Hamilton Road frontage to allow for greater open space.
- Staff recognizes that the property's configuration makes efficient site layout challenging, staff encourages the applicant to reconfigure the site to include more usable open space.
- Staff encourages the applicant to allow for a greater setback from the wooded portion of the western border.
- Staff asks for clarification regarding the building elevations that will face Hamilton Road.
- Staff would like to see a text commitment to keep the storm water retention away from the preservation areas.

Panel Discussion: Charlie Fraas with Casto and Aaron Underhill, Esq., with Underhill Yaross LLC, represented the applicant.

- Mr. Swartz stressed the importance of the natural preservation of the area.
- Mr. Underhill indicated they have been working with neighbors and Northland Community Council. He indicated that at some point the intersection of Hamilton and Heathland will have a traffic signal and that the current zoning for the site would generate four times more cars.
- Mr. Fraas indicated that over 50% of the site will be preserved as open space.
- Mr. Swartz asked about the impact of the buildings on the natural areas. Mr. Fraas indicated that the site will meet all Columbus stormwater regulations, so the existing pond will not be impacted. Only 1.4 acres of wetlands will be impacted.
- Mr. Underhill indicated that they are still in discussions with Recreation & Parks on the location of the bike trail.
- Mr. Chappelle asked whether the pond could be moved over to the site over by the rookery and fill-in the existing pond. Mr. Fraas indicated that wetland regulations would not support this.
- Mr. Fraas indicated that the right-of-way for the site will accommodate any future widening based on the Columbus thoroughfare plan.
- Ms. Parthasarathy asked about stormwater management and the large impermeable surfaces. Mr. Fraas indicated that what they are showing on the site layout is based on civil engineering. And Ms. Leed clarified that the city requested that text be added to ensure stormwater detention be separated from the preserved areas.
- Mr. Chappelle asked Bill Resch if the wetlands could be moved. Mr. Resch indicated that manmade wetlands don't perform as well as natural wetlands.
- Ms. Burton asked about noise concerns for the residential units along the freeway. Mr. Fraas indicated that they can take a look at mounding but drainage may complicate that.
- Ms. Burton asked about more pedestrian amenities, like striping or something to make it safer for pedestrians. She also asked whether parking could be reduced to make room for more open space. Mr. Fraas indicated he will look into that.
- Ms. Parthasarathy asked about the flight path of the blue herons and whether the two southern buildings in Subarea E would be in the way. Mr. Fraas indicated that from the prior zoning years ago, the rookery preservation gave up developable land and this is what is left to make it make economically feasible.

Concerns raised by neighbors/speakers:

- Mr. Resch passed out paperwork regarding the wetlands and indicated that the applicant has followed the legal requirements. The site's wetland permit has been approved by Ohio EPA and that the Army Core of Engineer permit is still pending. Mr. Swartz asked that the handouts be added into the record. Mr. Kasey asked about the impact of construction. Mr. Resch indicated that sediment erosion control will be monitored by Friends of Rocky Fork. Mr. Resch indicated that OH EPA has stronger laws than the Core.

- Bob Shipka, who lives in Village of Preston Woods Condos expressed concern about the removal of trees and indicated that there is a lot of standing water on subarea E. Mr. Resch indicated this site was not declared a wetland. Mr. Shipka also indicated that residents have difficulty in getting in and out of Heathland at rush hour. Mr. Fraas indicated that they are aware of the water issue and that is a result of a pipe not being built at the right size, which will be rectified.
- Mr. Shipka asked about the access easement and maintenance for Heathland. Mr. Fraas indicated there is an easement document that establishes access and maintenance requirements.
- Dan Harker expressed concerns for a hotel in the portion of the development south of SR161. Mr. Underhill indicated that the number of gas stations would be limited. Mr. Fraas indicated that in order to get the density for the office, the buildings could be 5 stories. Mr. Underhill indicated that the hotel could be 60 to 65 feet.
- Mr. Swartz expressed concern about two southern buildings in Subarea E and whether they would be in the flight path of the blue herons. Mr. Fraas indicated the buildings would be two stories and that the birds could fly above them.
- Len Pavuk of the Glen Abby Condo association stressed that he would like the wetlands preserved and is concerned about the density of the development with its impact on traffic and access.
- Dave Parshall with city's Nature Preserve Advisory Board indicated that the federal law requires a larger buffer from the trees in the preserved area, than what is proposed.
- Dave Paul made a motion to vote which was subsequently withdrawn in favor of a motion to table.

MOTION: Table the application for one month.

MOTION BY: Chappellear/Ballard (8-o-o)

RESULT: Approved

***Informal Review of 4980 Central College Road: Review and Input regarding a conceptual plan for a restaurant.***

<i>Acreage:</i>	<i>1 acre</i>
<i>Current Zoning:</i>	<i>RR, rural residential</i>
<i>RFBA District:</i>	<i>West Village Neighborhood (Single-Family or Multifamily)</i>
<i>Proposed Use/Zoning:</i>	<i>Restaurant, CPD</i>
<i>Applicant(s):</i>	<i>Amanda Dunfield, AIA, David B. Meleca Architects</i>
<i>Property Owner(s):</i>	<i>Christian Dirva</i>

Staff Presentation. Ms. Leed presented the proposal.

Applicant Comments. Ms. Dunfield indicated that she will be meeting with the Division of Traffic Management and has been in talks with the Fire Department on access.

Panel Discussion.

Panel asked the applicant what portion of the building will be used for restaurant seating. Ms. Dunfield indicated it would be the basement, 1<sup>st</sup> and 2<sup>nd</sup> floors. She indicated that the building was built around 1850 and structurally sound.

Panel indicated the use is important along with: parking in the back, screening for the homes along Caplinger Avenue, one curb cut, preserved green space, adequate drainage, and a sidewalk connection.

Ms. Dunfield indicated that they will talk to the community regarding the proposal.

***VI. Adjournment***

With there being no further business, the meeting was adjourned at approximately 8:58 pm.